

Research Project:

**Cumulative socioeconomic impacts
of CSG Development in Queensland**

DATA REPORT

**INDICATORS OF CHANGE
IN
WALLUMBILLA AND DISTRICT COMMUNITY**

Interviews completed in 2015
Statistical data updated in April 2016

VERSION 9 - April 2016

Contact:

The University of Queensland, Assoc Prof Will Rifkin | Chair in Social Performance
Centre for Social Responsibility in Mining | Centre for Coal Seam Gas

Sustainable Minerals Institute | The University of Queensland | Brisbane, QLD, 4072 AUSTRALIA

M: +61 (0) 401 701 217 | E: w.rifkin@uq.edu.au

W: www.csrsm.uq.edu.au | www.ccsq.uq.edu.au | www.smi.uq.edu.au

The Wallumbilla CSG Development Story

Changes in Wallumbilla accompanying coal seam gas development has been characterised here with the help of expert knowledge from members of the Wallumbilla community* – local businesses operators, community volunteers, long-term residents, police, and local government staff. These individuals were presented with statistical data on the following ‘indicators’ of social and economic impact to assess the data’s accuracy from a local point of view and to gather further insight about interconnections among effects, which form the ‘Wallumbilla CSG development story’.

1. Population
2. Unemployment
3. Income & Business income
4. Business income
5. Housing
6. Top offences recorded by police
7. Rainfall
8. Petrol prices

Those interviewed said that Wallumbilla was a “close-knit”, friendly town with a strong economic base in agricultural (mainly beef) production. Once a “vibrant” community, Wallumbilla, like many small western towns, has experienced a decline in population and services over the last decade. Data shows that Wallumbilla’s resident population has decreased from 2006, albeit with a slight rise in 2010-2012. From 2010 (the first year reported), non-resident workers (NRWs) in town outnumbered local residents. This influx did not appear to cause conflict (no increasing trend in recorded assaults, although the number of ‘Other Offences Against the Person’ did spike in 2012). Local businesses were said to generally welcome the increase in custom. School enrolments increased from 2008 to 2014, but they are down again in 2015 (MySchool 2015). Families reported to have moved to Wallumbilla from Roma to escape rising rents. In town, those interviewed stated that they noticed the “fluoro shirts” as houses were bought by companies for worker accommodation. With the CSG construction period now over, many of these houses are empty and for sale. NRWs were also located in camps out of town. A main camp is still operating, and Wallumbilla interviewees say, “it’s not all over”.

CSG development appears to have created jobs for local people. In 2013, unemployment in Wallumbilla was below 1%. With men mostly away at work during the day, it was reported that women run many of the local businesses and services. Unskilled labour was difficult to source locally as were local tradespeople, say interviewees. For the proportion of elderly residents who rely on help with home maintenance, this lack of tradespeople is said to have caused some inconvenience.

Housing in Wallumbilla remained affordable, according to those interviewed. An increase in house sales was seen in 2012. Rents also increased significantly from 2012. Data shows the median rent, but interviewees reported rents at a higher rate of around \$500 per week. Demand for housing is now low. In 2015, only 1 house was listed as sold.

Local businesses have clearly benefitted from CSG development. The total business income for the Wallumbilla postcode grew from less than \$200,000 in 2009-10 to almost \$2M in the 2012-13 financial year. The number of businesses filing tax returns in this period more than doubled.

Crime rates in Wallumbilla remain lower than for the whole of Queensland. Traffic offences fluctuated and remain high, but there were no significant increases in Good Order or Assault offences. Theft increased in 2015, possibly in relation to an increasingly noticeable presence of drugs.

This booklet provides detail on the aspects of the ‘Wallumbilla story’ based on the range of priority indicators that we tracked. We would like to thank members of the Wallumbilla community for their cooperation and the gift of their time. We hope that we have done justice to their contributions to this study.

The UQ ‘Cumulative Impacts’ Research team.

* Indicator trend data from public sources and interviews with 10 key stakeholders in each community identified as having specific knowledge - mayors, school principals, real estate agents, police, community group leaders, hotel owners, chamber of commerce leaders and others in prominent roles. Charts of historical trends in indicators were used to prompt an explanation of what they perceived happened - cause and effect - plus concerns, expectations and recommendations.

INTRODUCTION

The University of Queensland is conducting research into the social and economic impacts of coal seam gas (CSG) development. The project has focused on the combined impacts of the multiple CSG developments in the Western Downs region of Queensland as an initial case study. That focus has now expanded to include other local government areas – Maranoa, Toowoomba, and Isaac. In this document, we present findings on the town of Wallumbilla.

Research project aims

- **Find key indicators** – we want to identify ways to calculate and report the impact of multiple CSG projects in terms of a few numbers that are important and credible, e.g., weekly rents.
- **Involve people from the community, government, and industry** – we are asking stakeholders to decide which ‘indicators’ are the most important to monitor. In working with stakeholders, we aim to help develop a shared understanding of social and economic development in the community and create a frame of reference for ongoing, collaborative decision-making in the region.
- **Lessons to help other regions** – we want to develop models and approaches that can be used to measure, track and analyse cumulative impacts in other regions.

The research team

- Assoc. Prof. Will Rifkin, Chair in Social Performance, Centre for Coal Seam Gas (CCSG) and Centre for Social Responsibility in Mining (CSRSM).
- Dr Jo-Anne Everingham, Senior Research Scientist, CSRSM.
- Dr Katherine Witt, Postdoctoral Research Fellow, CCSG.
- Ms Sherylee Johnson, Research Technician, CCSG.
- Ms Humaira Malik, PhD candidate, Sustainable Minerals Institute.
- Professor David Brereton, Associate Director, Sustainable Minerals Institute.

Funding: The project receives industry funding through the Centre for Coal Seam Gas (CCSG), which is within the University of Queensland’s Sustainable Minerals Institute. CCSG’s industry partners include QGC, Arrow Energy, Santos, and Australia-Pacific LNG. These organisations are providing valuable information on their operations. Researchers are employed by the U of Queensland.

Collaborators: We are getting help from - Queensland government agencies and CSIRO researchers funded by the Gas Industry Social and Environmental Research Alliance (GISERA).

Timeframe: The data collection for the project has been occurring in 2013, 2014, and 2015, with updates planned for 2016 and 2017.

Community participation: In March 2014, a small research team from UQ started to visit communities to introduce the project. We gathered information, mostly from government sources, on impacts that key stakeholders in these communities perceived to be important. We visit each community to discuss that data, to get their insights on what has been occurring.

Reports: Project outcomes, recommendations, and reports have been released periodically 2013-2015, and they will continue to be released in 2016-2018 (*i.e.*, the duration of the project).

Each report contains an updated version of data presented previously. We hope that each page can be read and understood without us being present.

Ethics guidelines we follow: This study has been cleared by the human research ethics committee of the University of Queensland in accordance with the National Health and Medical Research Council's guidelines (Research Ethics clearance approval no. 2013000587).

Questions: Contact the lead researcher, Associate Professor Will Rifkin, Centre for Social Responsibility in Mining, SMI, The University Of Queensland, Brisbane, QLD 4072 , Ph: 0401 701 217, Email: w.rifkin@uq.edu.au, www.csrsm.uq.edu.au. If you would like to speak to an officer of the University not involved in the study, you may contact the Ethics Officer on 07 3365 3924.

PRIORITY INDICATORS FOR WALLUMBILLA AND DISTRICT

DEMOGRAPHICS

1. Population

EMPLOYMENT, BUSINESS & INCOME

2. Unemployment
3. Income

HOUSING

4. House prices
5. Weekly rents

WELLBEING

6. Traffic offences
7. Other offences
8. Total offences

EXOGENOUS FACTORS

9. Rainfall
10. Petrol prices

CSG ACTIVITY

Graph/map of CSG development

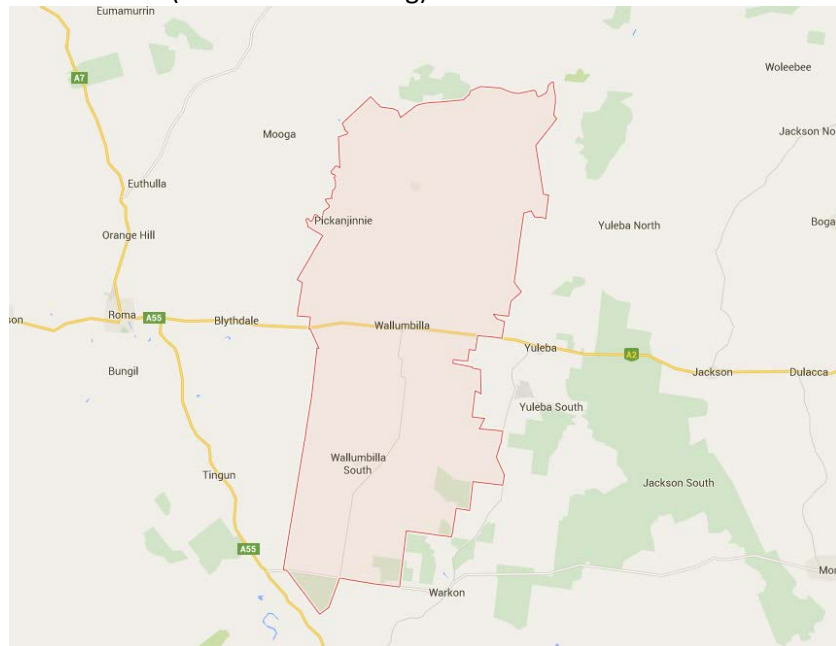
IMPACTS ON INDIGENOUS MEMBERS OF THE COMMUNITY

Efforts are ongoing to develop key indicators that are agreed as appropriate for measuring impacts on Indigenous residents and businesses. A case study of the Aboriginal employment program of one proponent has been completed by UQ researchers. A UQ specialist has evaluated the Reconciliation Action Plan of a proponent. A UQ team has identified challenges in making and implementing agreements between Aboriginal groups and proponents in the coal seam gas arena (addressing issues like group politics and Native Title claims).

Other Indicators Examined	Indicator-related research being conducted
	<ul style="list-style-type: none"> • Resilience; Community aspirations (CSIRO)
	<ul style="list-style-type: none"> • Public health – PhD study (UQ)
	<ul style="list-style-type: none"> • Demographic & economic trends (CSIRO & UQ)
	<ul style="list-style-type: none"> • Business (women in business) – PhD study (UQ)
	<ul style="list-style-type: none"> • Water Chemistry Atlas (UQ)
	<ul style="list-style-type: none"> • Agriculture & co-existence (UQ & CSIRO)
	<ul style="list-style-type: none"> • Environmental impacts – biodiversity (CSIRO)

The areas for which data in this booklet has been gathered

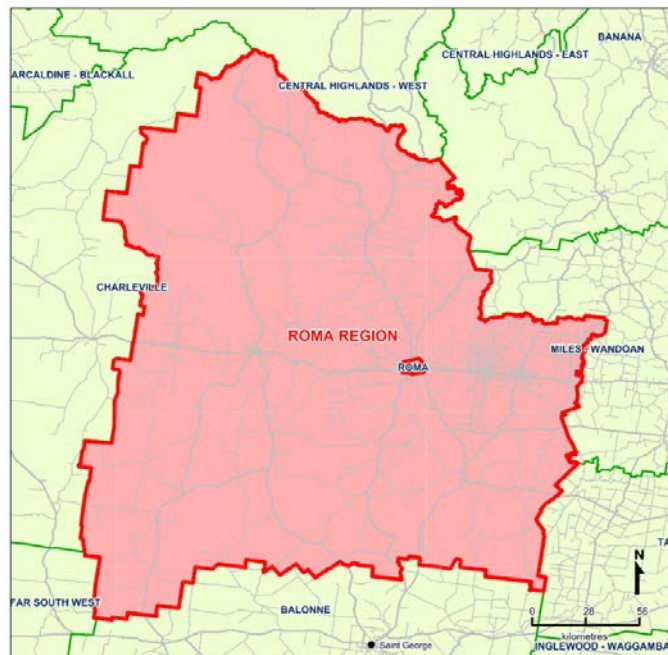
Wallumbilla postcode 4428 - (income and housing)



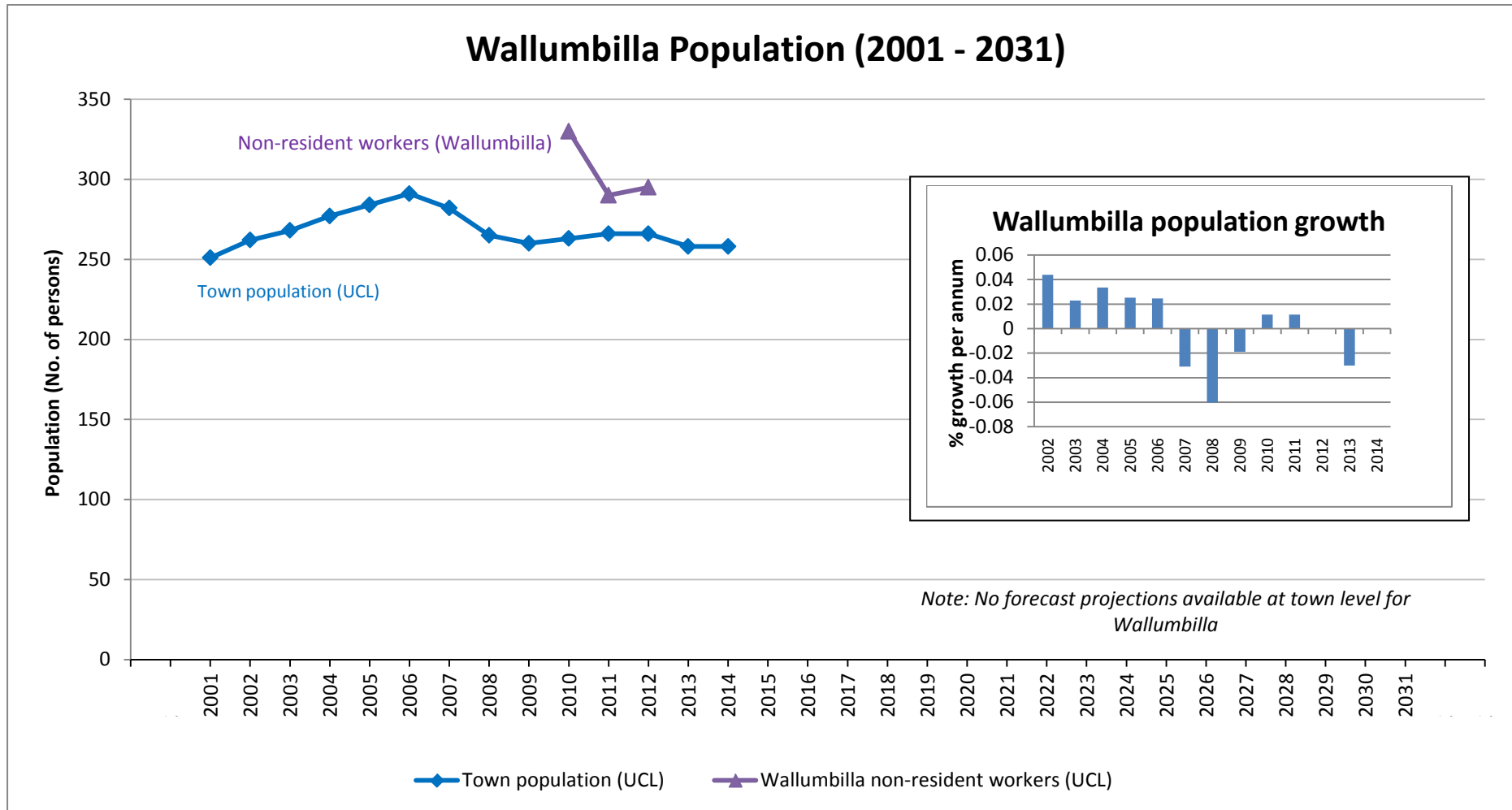
Wallumbilla urban centre and locality (UCL)-(population and crime)



Roma region SA2



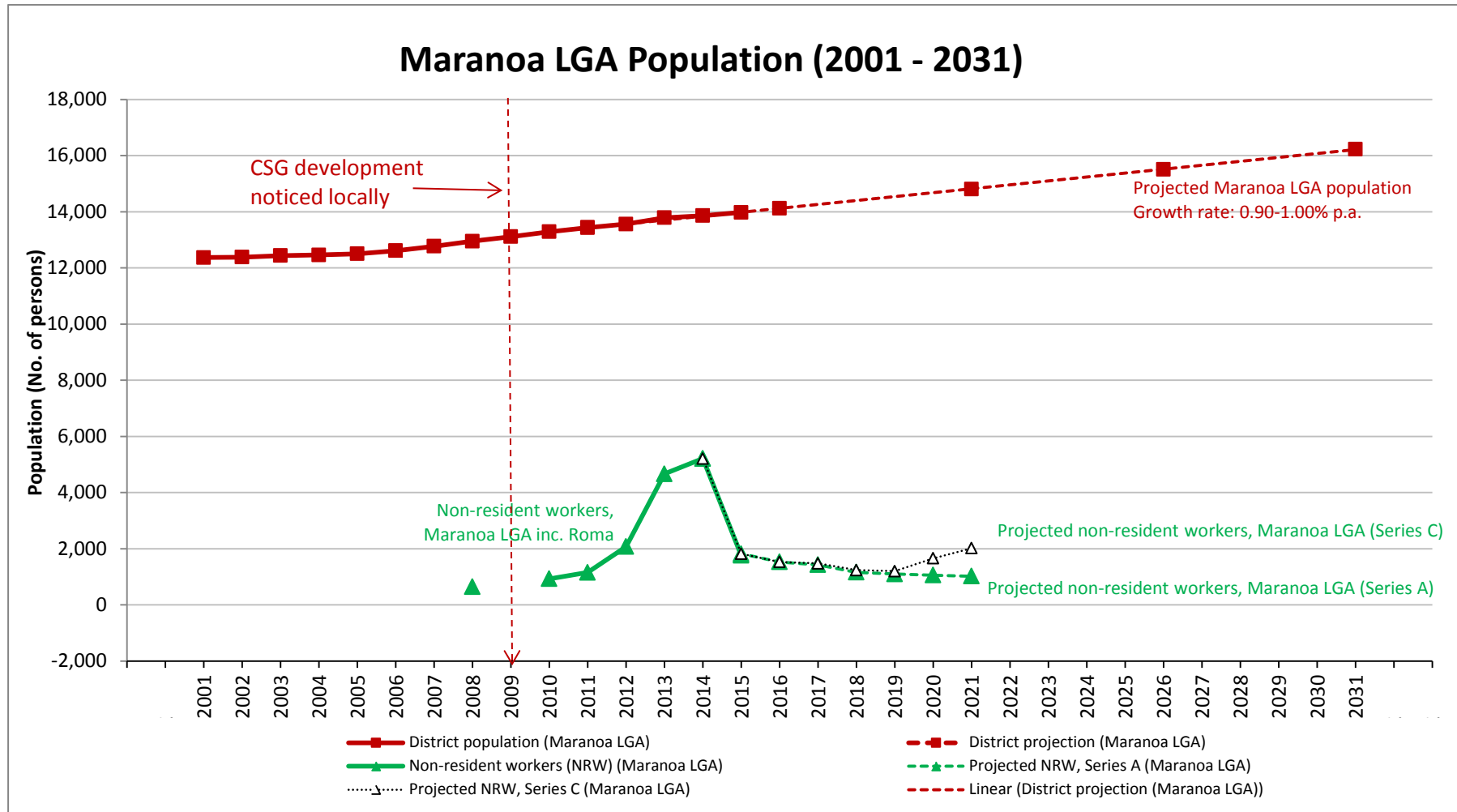
Sources: QGSO (<http://www.qgso.qld.gov.au/products/maps/qld-sa2-asgs-2011/qld-sa2-asgs-2011-roma-region.pdf>)
Google maps- Wallumbilla 4428



Data sources

- Historic resident population data: Queensland Government Statistician’s Office (QGSO), www.qgso.qld.gov.au, QRSIS database (based on ABS 3218.0, Regional Population Growth, Australia, 2013-2014)
- LGA resident population projection: Queensland Government Population Projections by LGA, 2013 Edition, <https://data.qld.gov.au/dataset/projected-population-for-queensland>
- Non-resident workers: QGSO Surat Basin Population Reports (2008, 2010-2014), <http://www.qgso.qld.gov.au/products/reports/surat-basin-pop-report/index.php>
- Non-resident projections: QGSO Surat Basin non-resident population projections, by local government area (LGA), 2015 to 2021, <http://www.qgso.qld.gov.au/subjects/demography/population-projections/tables/surat-basin-non-resident-pop-proj-lga/index.php>

This information has been compiled for use in consultation with the Wallumbilla community



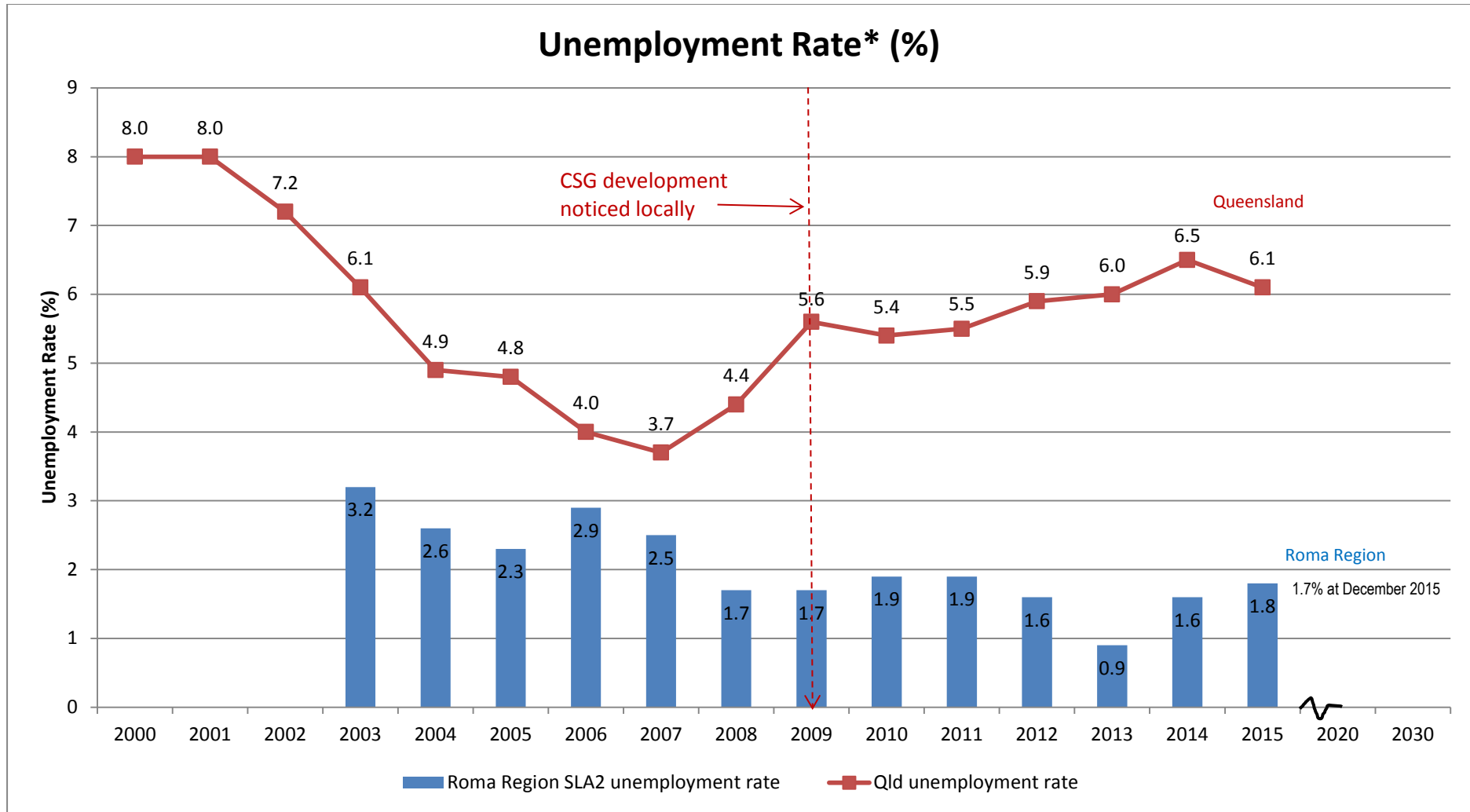
Data sources

- Historic resident population data: Queensland Government Statistician’s Office (QGSO), www.qgso.qld.gov.au, QRSIS database (based on ABS 3218.0, Regional Population Growth, Australia, 2013-2014)
- LGA resident population projection: Queensland Government Population Projections by LGA, 2013 Edition, <https://data.qld.gov.au/dataset/projected-population-for-queensland>
- Non-resident workers: QGSO Surat Basin Population Reports (2008, 2010-2014), <http://www.qgso.qld.gov.au/products/reports/surat-basin-pop-report/index.php>
- Non-resident projections: QGSO Surat Basin non-resident population projections, by local government area (LGA), 2015 to 2021, <http://www.qgso.qld.gov.au/subjects/demography/population-projections/tables/surat-basin-non-resident-pop-proj-lga/index.php>

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Data & Perceptions about population

- **History and Trend:** Wallumbilla is a small, “close-knit” agricultural town with many older residents. Population increased steadily until 2006; then it declined. Population in 2014 is almost the same as 2001.
- **Change:** For 2010-2012 (the only years reported), non-resident workers in town out-numbered residents. For 2012-2014, there has been zero to negative population growth, although school enrolments increased in 2014.
- **Perceived change:** Those interviewed observed that there were more non-resident workers (NRWs) in town than shown on the charts. “There were a lot of fluoro shirts”, “Camps popped up overnight”. It was reported that people chose to live in Wallumbilla, because it is cheaper, and work in Roma. “It’s lost its country town feel - now it’s just like a suburb of Roma”. Women were reported to have felt vulnerable. “During the day, the only people left in town are old ladies and unemployed”. “Women run everything here - the store, post office, pub, visitor centre, school. If there was a bushfire or ‘lock-down’, we do feel a bit vulnerable”.
- **Expectations:** Varied. “I think it will keep going down gradually - young people aren’t staying”. “It will probably increase; there are plenty of empty houses, and we have a good school”.
- **Conclusion:** Any changes in population can be “amplified” in smaller towns. “A few extra people, or houses for sale, they wouldn’t even notice in the city, or even Roma. But here, the changes are amplified. If one new family moves in, and they’re trouble makers, it makes a difference to everyone”.
- **Implications for next project/stage:** Expect proportionally greater impacts on smaller communities.
- **Community recommendations:** Better forecasting and communication of expected numbers of non-resident workers, including sub-contractors.



*The unemployment rate represents the number of persons unemployed as a percentage of the labour force, which includes all those persons over the age of 15 years who are employed plus all those who are unemployed but actively looking for work.

Sources: Queensland Government Statisticians Office, Source: ABS 6202.0 Labour Force, Australia, Jun 2015

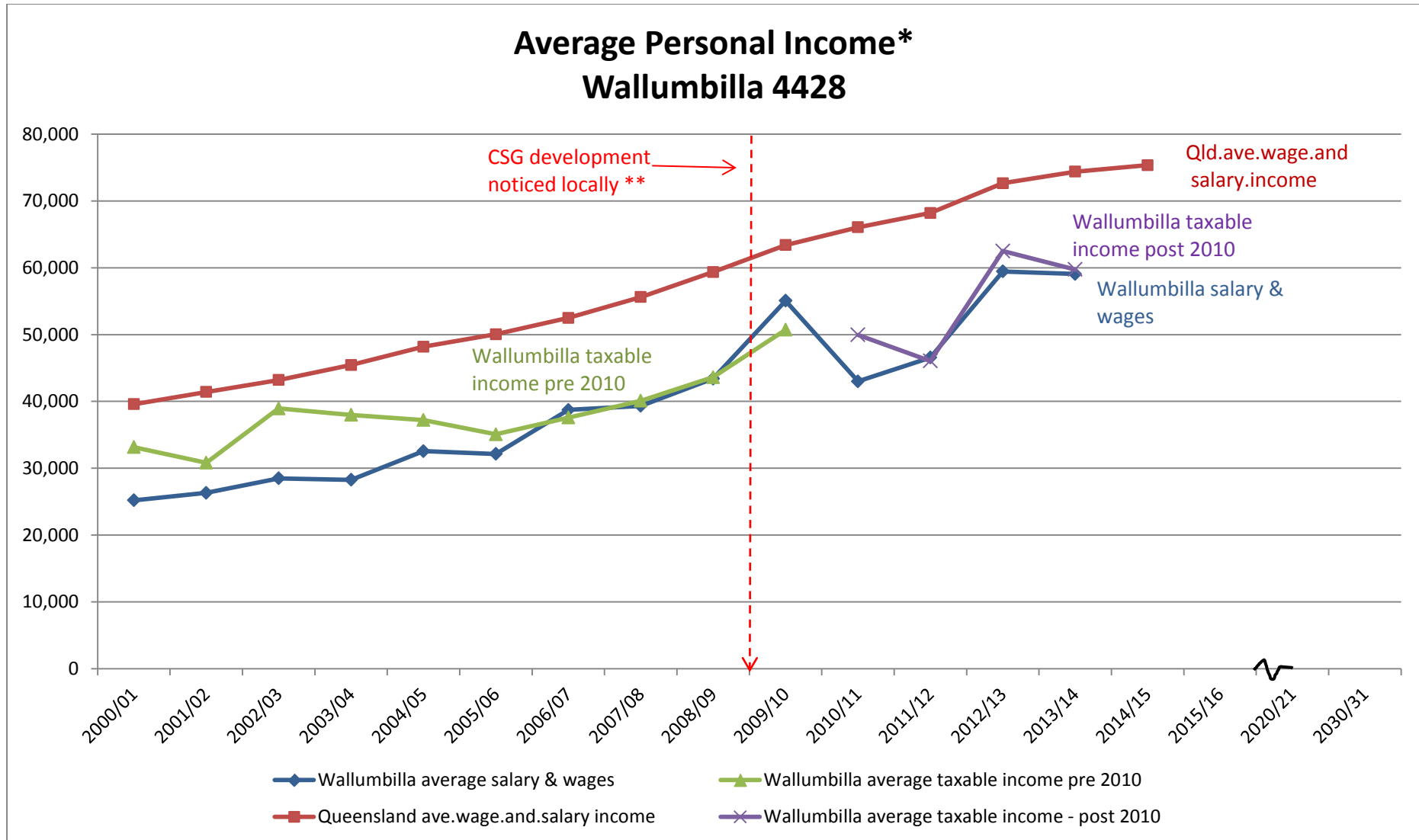
DEEWR, Australian Government Department of Education, Employment and Workplace Relations, *Small Area Labour Markets Australia*.

Department of Employment <http://docs.employment.gov.au/node/34691>

This information has been compiled for use in consultation with the Wallumbilla community

Data & Perceptions about employment

- **History and Trend:** Unemployment in Wallumbilla is traditionally low. Since 2008, it has remained below 2%.
- **Change:** Unemployment was lowest in 2013, at less than 1%. Since then, it has been increasing again.
- **Perceived change:** Interviewees remarked how “all the men” were away at work during the day. Almost all of the local businesses were being run by women, they explained. Many people living in Wallumbilla drive to Roma for work, they noted. Local employers are reported to have found it hard to get reliable unskilled staff.
- **Expectations:** Those interviewed expect unemployment to continue rising as jobs in the resource sector are lost. Some thought that people could pick up jobs in agriculture with a good season and high cattle prices.
- **Conclusion:** Very low unemployment in Wallumbilla left women feeling vulnerable as “all the men” were away. Shortages were reported in unskilled labour to help elderly with jobs, shelf fillers, cleaners, etc.
- **Implications for next project/stage:** Now, they are seeing more unemployed people moving in as empty houses are let cheap.
- **Community recommendations:** None were noted on this topic during the interviews.

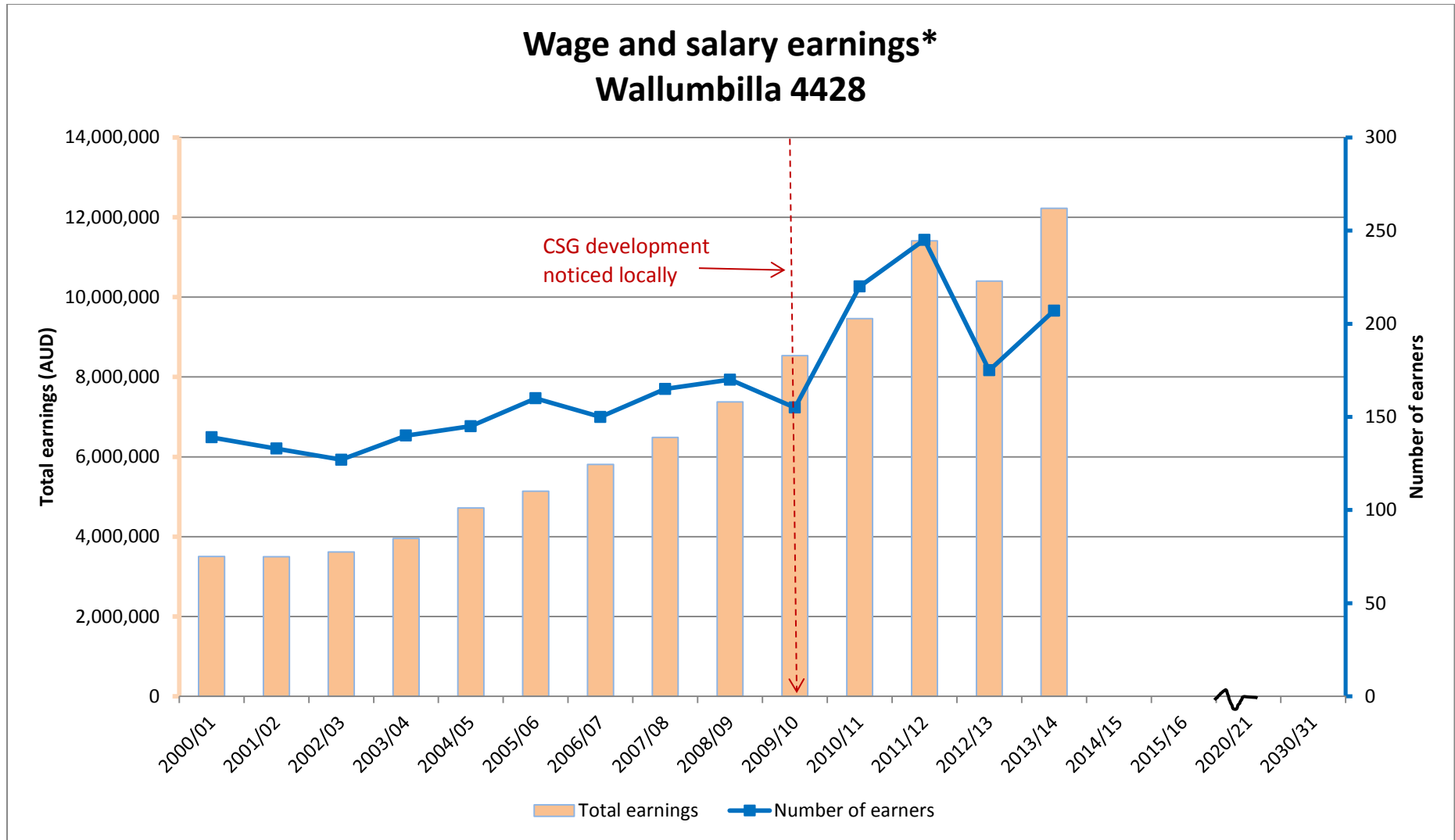


*Original data - No discounting applied

*Average taxable incomes reported by ATO until 2009 excluded losses. Averages from 2010 include all taxable incomes including incomes of 0 and losses.

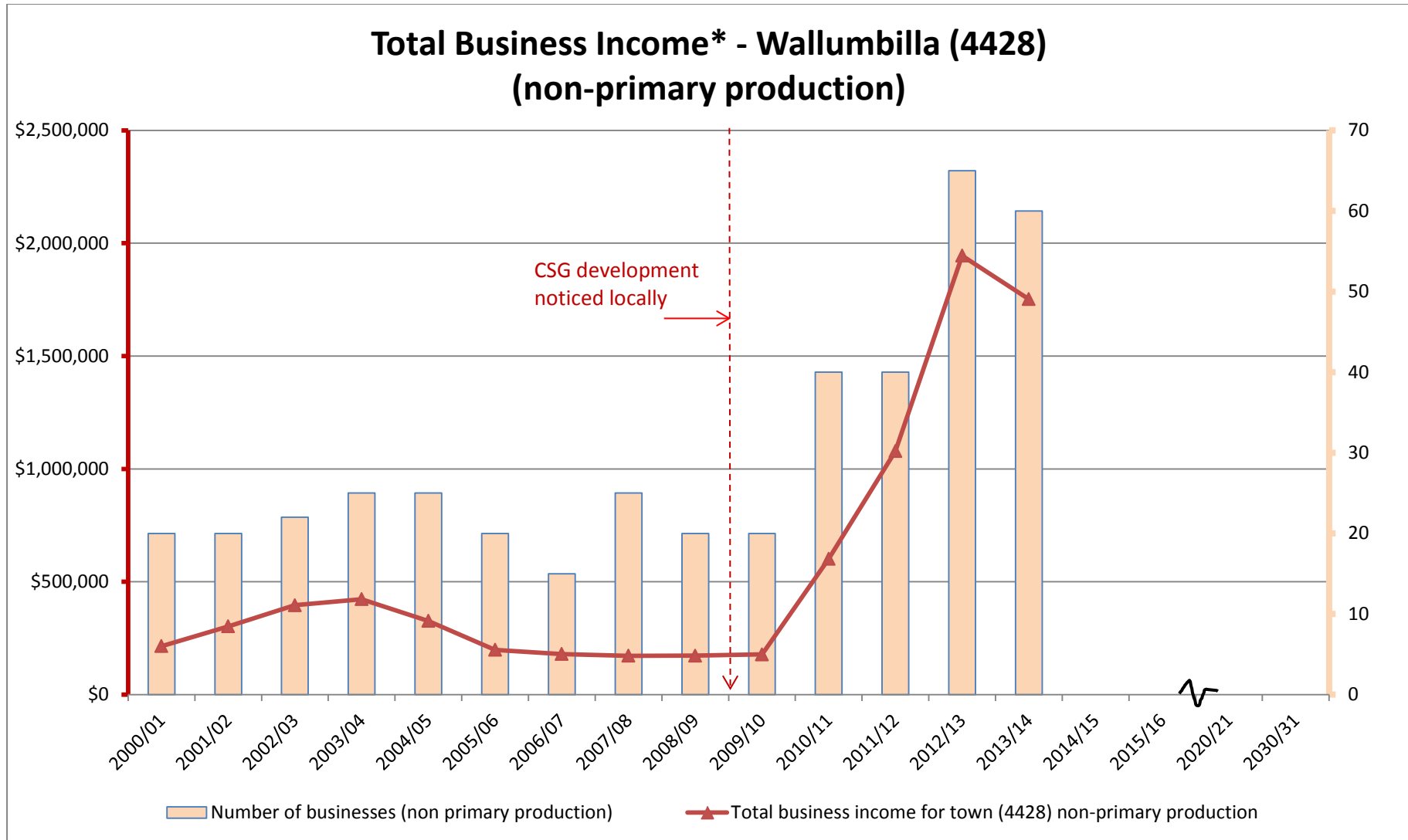
Sources: Australian Taxation Office, Research and Statistics (<https://www.ato.gov.au/>)

This information has been compiled for use in consultation with the Wallumbilla community



*Original data - No discounting applied
 Sources: Australian Taxation Office, Research and Statistics (<https://www.ato.gov.au/>)

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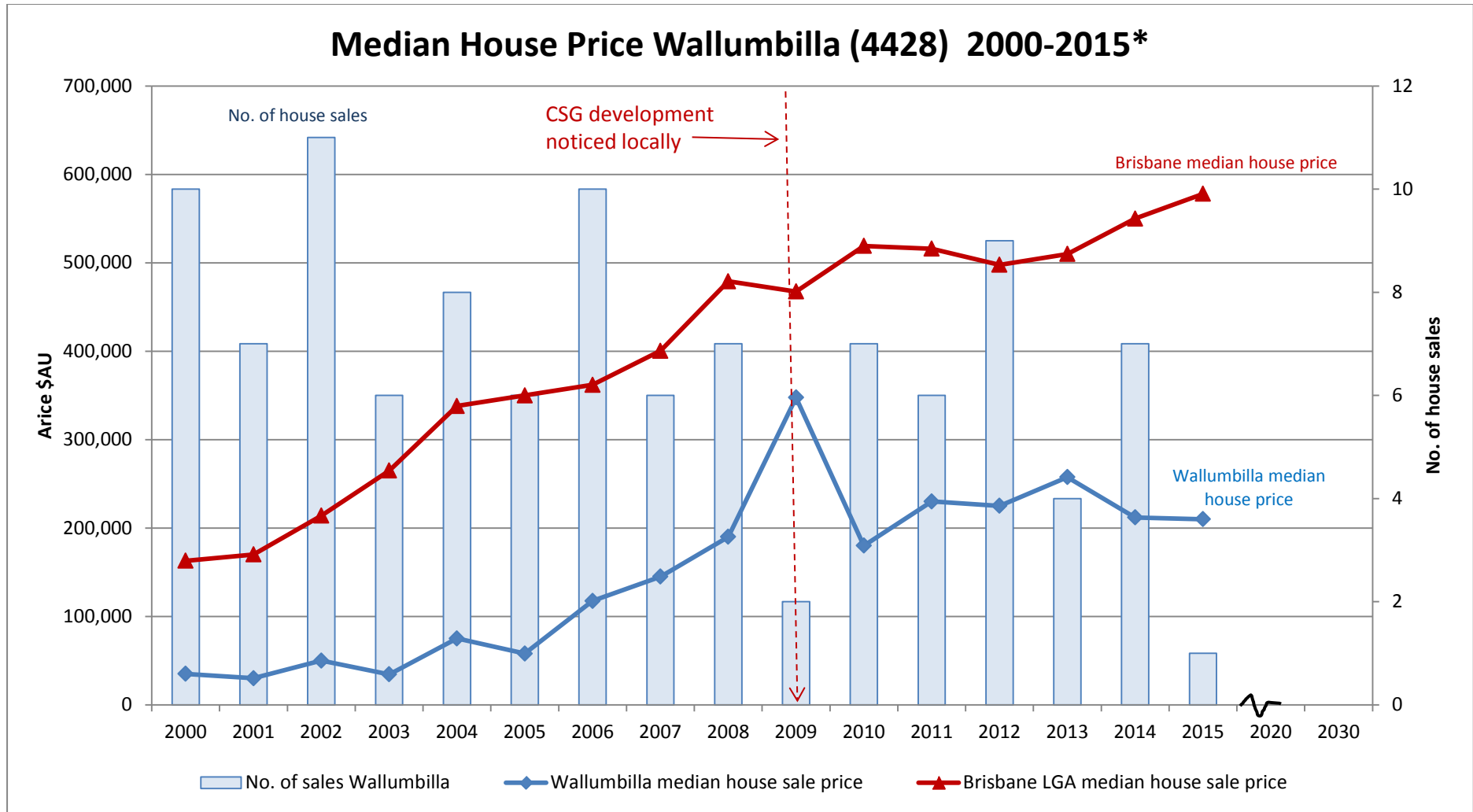
Original data - No discounting applied

Sources: Australian Taxation Office, Research and Statistics (<https://www.ato.gov.au/>)

This information has been compiled for use in consultation with the Wallumbilla community

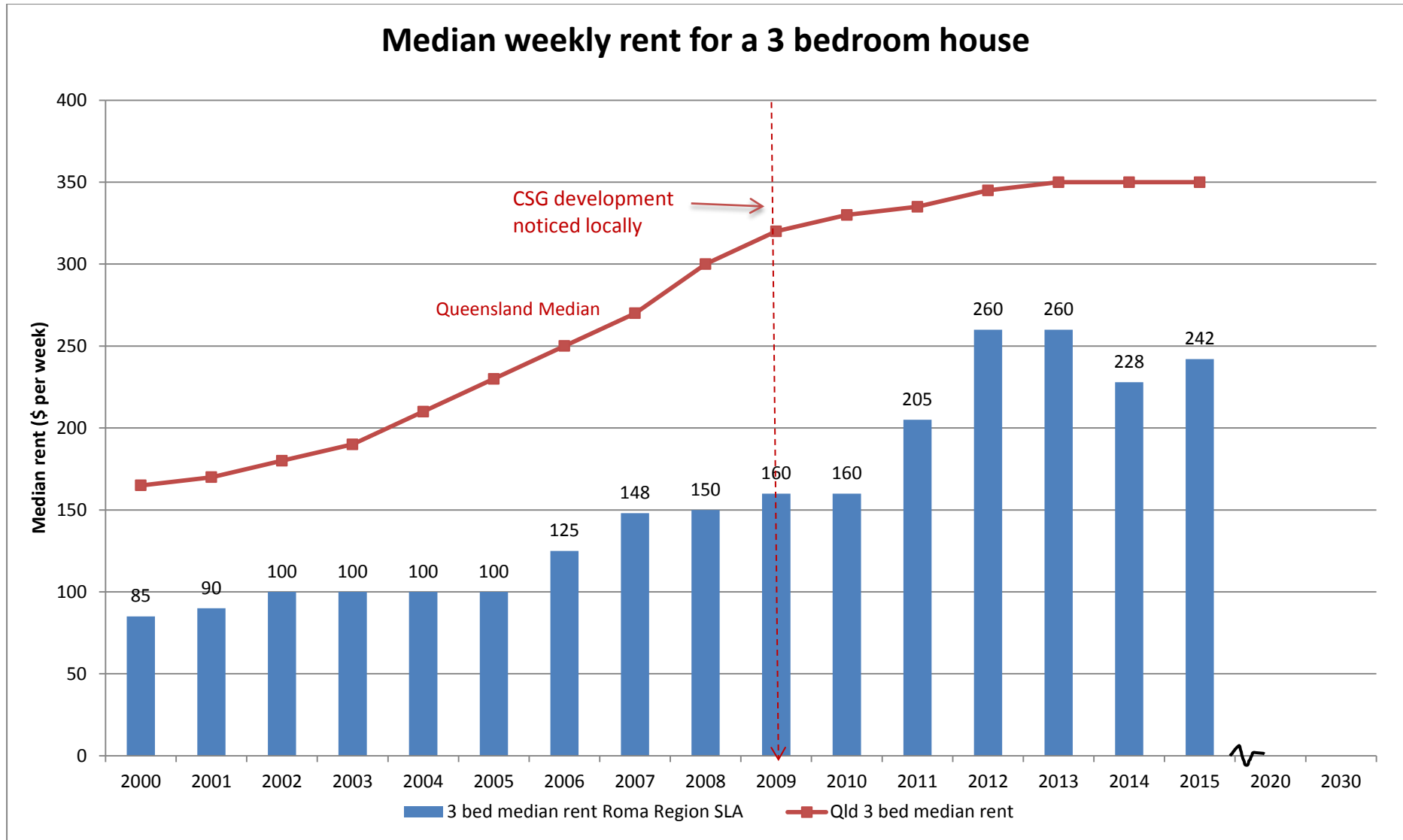
Data & Perceptions about incomes

- **History and Trend:** Average income remains below the Queensland average. Wages and salaries are increasing, but recently, taxable income is decreasing. Until 2010, around 20 non-primary production businesses in town netted a total of \$200,000 - \$400,000 per year.
- **Change:** Since 2010, the number of businesses has tripled with a collective net income of almost \$2M in 2013. The number of people earning a wage or salary increased significantly in 2011, and it peaked in 2012 but has dropped off since then. Total wage earnings also peaked in 2012 and again in 2014.
- **Perceived change:** The local store is reported to have broadened its product range to include 'luxury' items. "At school pickup, we see people driving big new cars". Some people on lower incomes are reported to have moved to Wallumbilla from Roma. "Costs of living did go up, and they haven't really come down again".
- **Expectations:** Those interviewed expect that average wages will decrease further with fewer people earning high wages. Wallumbilla interviewees still see CSG activity and say, "it's not all over".
- **Conclusion:** Some people and businesses in town are reported to have prospered, something evident in the individual and business income data. For many others, life is said to have gone on as usual. "It [CSG] wasn't really a big deal".
- **Implications for next project/stage:** Now, people used to high wages are unwilling to work for lower wages, according to those interviewed.
- **Community recommendations:** None suggested in the interviews in relation to this topic.



*Measured annually except for 2015, which was measured up to September 2015
 Price Finder (<http://www.pricefinder.com.au/flyover/?locality=4421&propertyType=House>)

This information has been compiled for use in consultation with the Wallumbilla Community

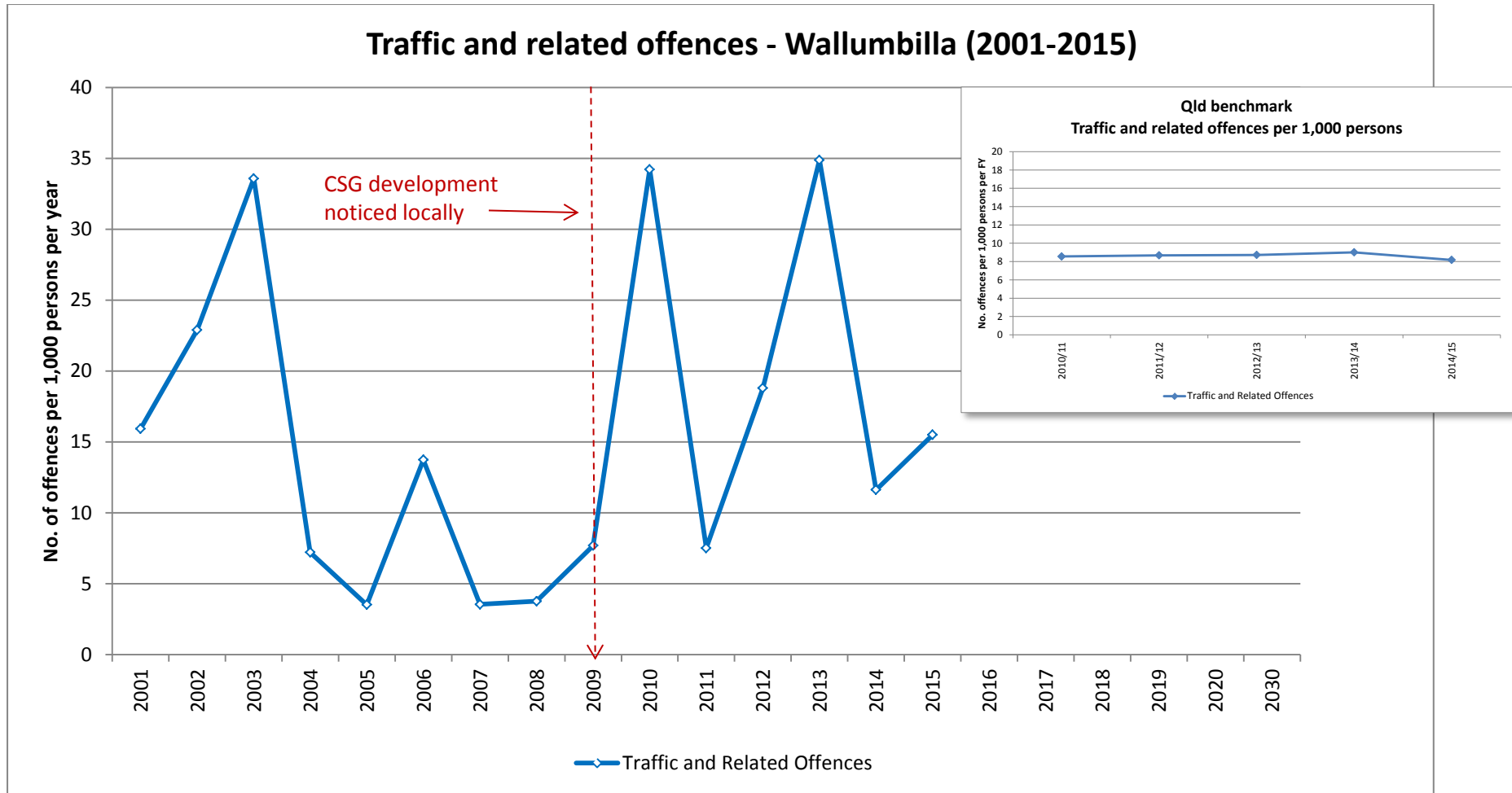


Source: Residential Tenancies Authority, Rental Bonds data (Queensland Government Statistician's Office derived).

This information has been compiled for use in consultation with the Wallumbilla community

Data & Perceptions about housing

- **History and Trend:** Wallumbilla has always been a “fairly cheap place to live”, according to those interviewed. Housing costs are well below the Brisbane benchmark. House prices have been increasing steadily since 2005. Interviewees stated that some houses remain empty for much of the time as they are owned by local farmers for visiting family, or for retirement.
- **Change:** House prices spiked in 2009, which coincides with – and may have precipitated - the release of land for new houses. The number of house sales increased to 8 in 2012, but this number was not unprecedented. Rents increased from 2011.
- **Perceived change:** “Rents went up, but compared to Roma, it’s still cheap”. Companies bought or rented houses for worker accommodation, interviewees reported. These houses are all empty or for sale now, they said. Those owning houses and able to rent them out “did very well”.
- **Expectations:** Median rents are lower than interviewees expected. Rents of around \$500 were reported. Expectations among those interviewed are that rents will continue to fall as “there are lot of houses empty now”. New accommodation facilities built will be good for travellers’ accommodation, they said.
- **Conclusion:** Housing impacts were not as pronounced in Wallumbilla as in Roma. Empty company-owned houses are now perceived as a problem.
- **Implications for next project/stage:** Workers were initially housed in town before the camps were built. Camps took the pressure off local housing.
- **Community recommendations:** Camps need to be built earlier.



Data source:

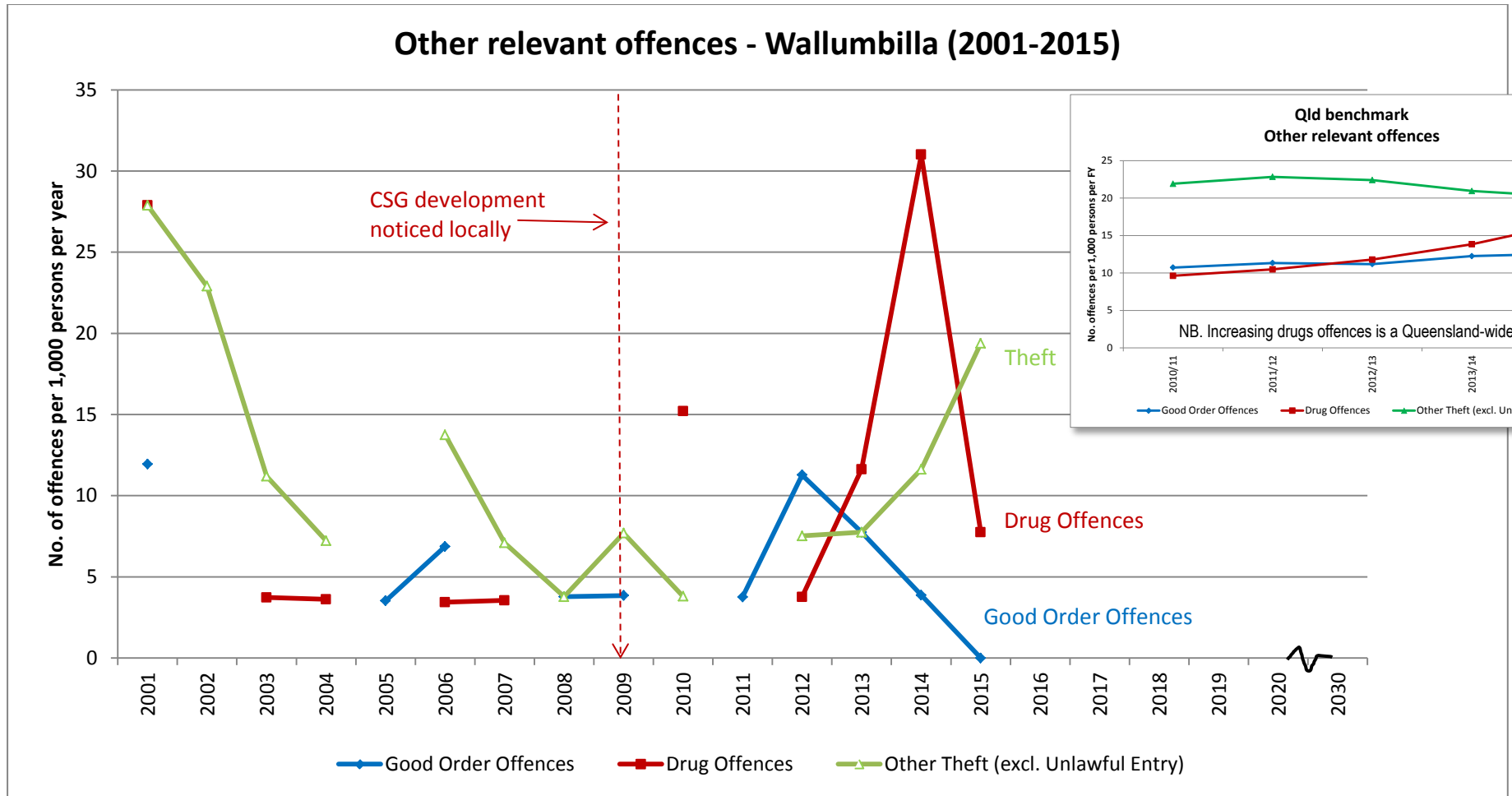
Queensland Police Online Crime Statistics: <https://www.police.qld.gov.au/forms/crimestatsdesktop.asp>

Data retrieved for Wallumbilla Queensland Police Service Area, and then filtered to report Wallumbilla Suburb only

Crime rate per 1,000 persons calculated using ABS population estimates for the Wallumbilla UCL (as reported by the Queensland Government Statistician's Office: www.qgso.qld.gov.au)

Qld Benchmark statistics sourced from <https://www.police.qld.gov.au/rti/published/about/Crime+Statistics.htm>

Other relevant offences - Wallumbilla (2001-2015)



Data source:

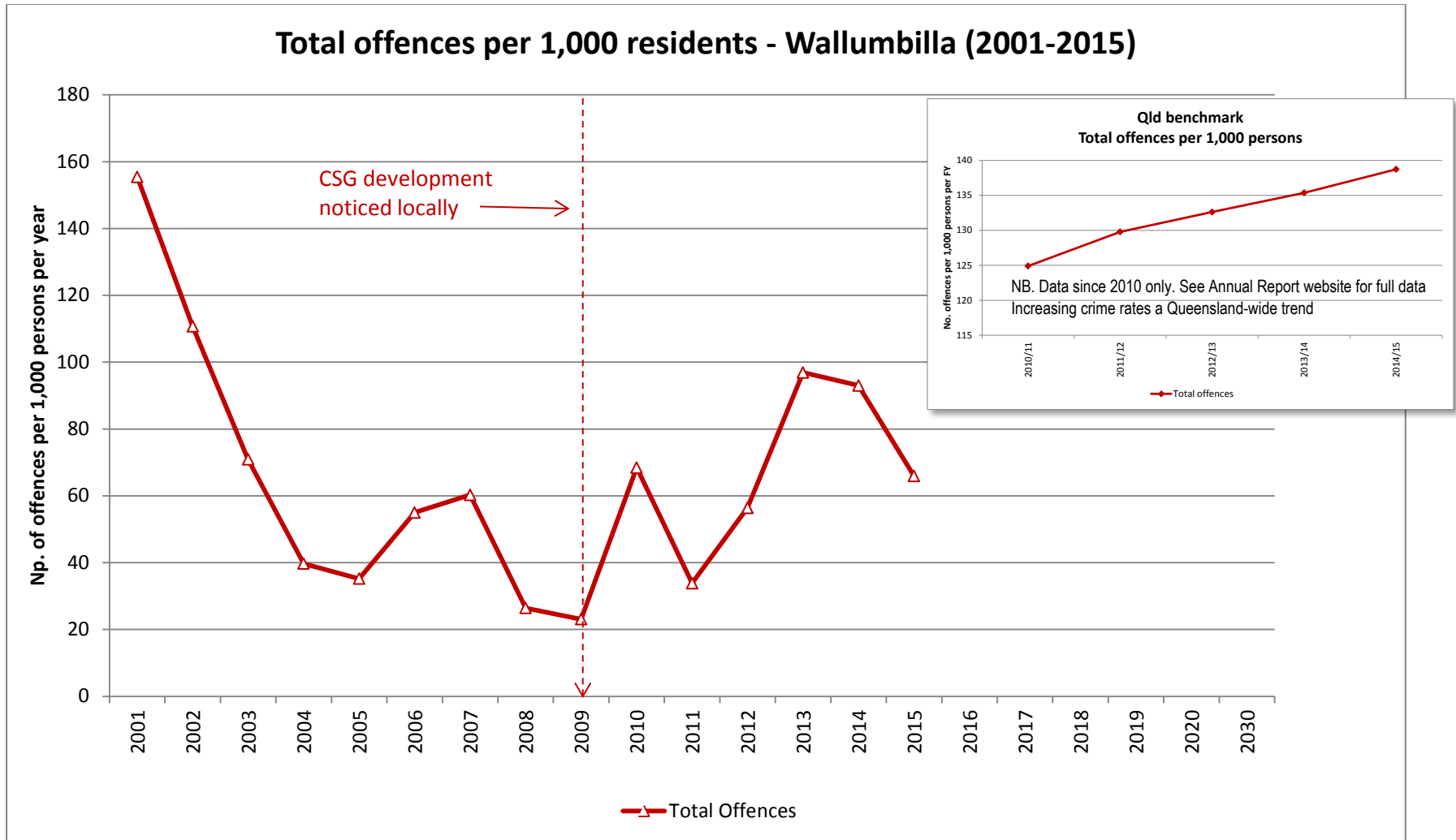
Queensland Police Online Crime Statistics: <https://www.police.qld.gov.au/forms/crimestatsdesktop.asp>

Data retrieved for Wallumbilla.

Crime rates per 1,000 persons calculated using ABS population estimates for the Wallumbilla UCL (as reported by the Queensland Government Statistician’s Office: www.qgso.qld.gov.au)

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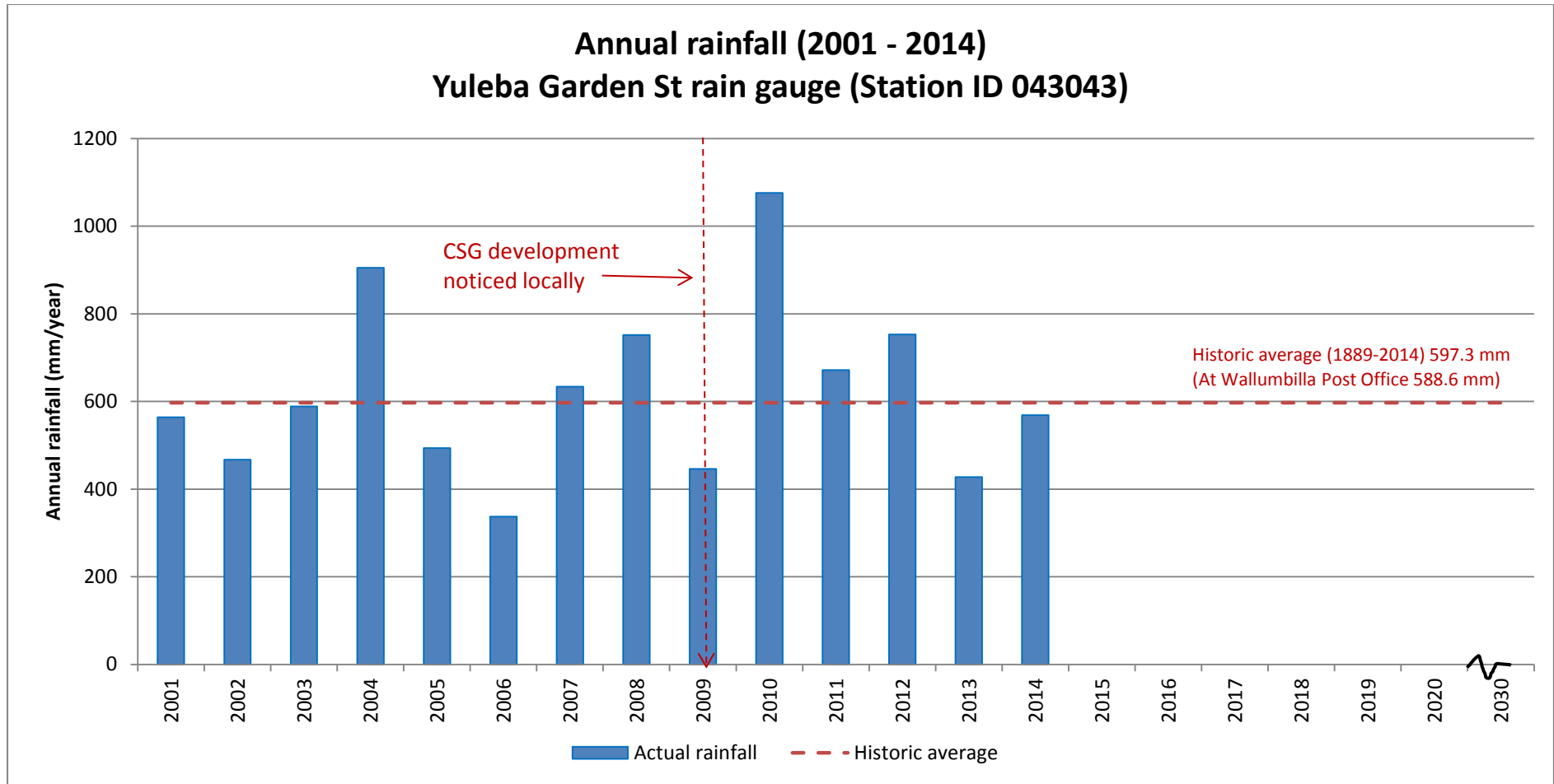
www.qgso.qld.gov.au

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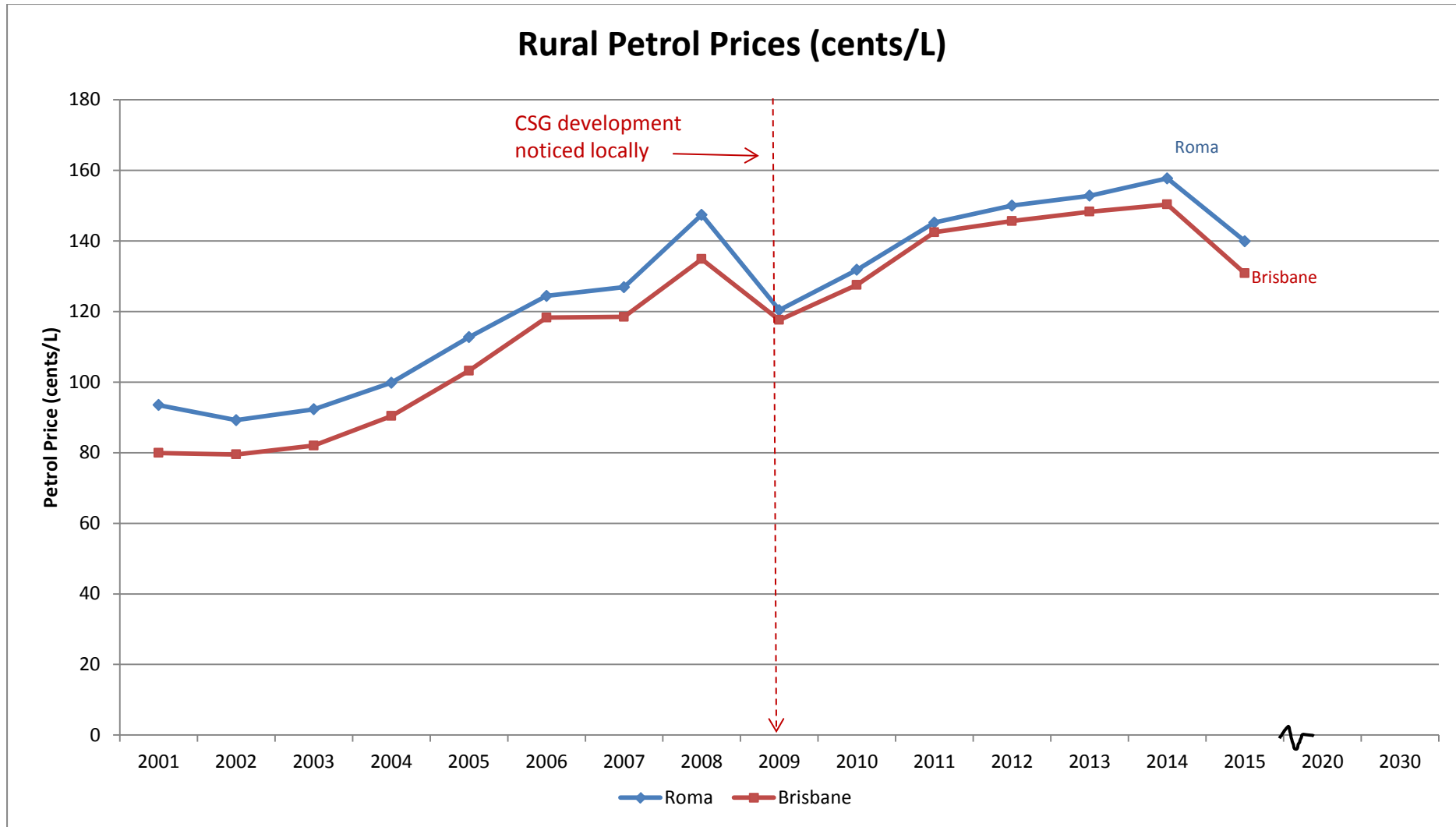
Data & Perceptions about safety & wellbeing

- **History and Trend:** Total crime decreased rapidly from 2001 to 2004, and it has remained lower than the Qld benchmark. Because of the small population, crime rates tend to spike.
- **Change:** Traffic offences spiked in 2010 and 2013, and they remain above the Qld benchmark. There was no apparent change in the rate of Good Order offences. Drug offences spiked in 2014, but they have returned to below Qld benchmark in 2015. Theft increased in 2015.
- **Perceived change:** “There was a lot of roadworks and people speeding through roadworks”. There was increased police presence on the highway, said interviewees. A known drug problem is “becoming [more] noticeable”. It is increasing the load on emergency services as call-outs are drug related, an interviewee stated.
- **Expectations:** Wallumbilla remains a safe and friendly place to live, reported interviewees. Now, cheaper housing may bring people who use drugs, they noted. Drug use is seen to cause theft.
- **Conclusion:** There were no significant increases in crime rates in Wallumbilla. Increased police presence on the highway can be directed back into the community, as well.
- **Implications for next project/stage:** In small towns with only one police officer, increased presence in one area (such as highway traffic) means less attention in another (such as drugs in town). “He can’t be everywhere at once”.
- **Community recommendations:** Have more specialised highway police so that local police can remain focussed on the community.



Bureau of Meteorology climate data online service: <http://www.bom.gov.au/climate/data/>
 Data retrieved for rainfall station 'Yuleba Garden St', Station ID 043043 which is located 19.7 km from the Wallumbilla town centre
 Rainfall station was selected based on the closest active rain station with most reliable historic data

This information has been compiled for use in consultation with the Wallumbilla community



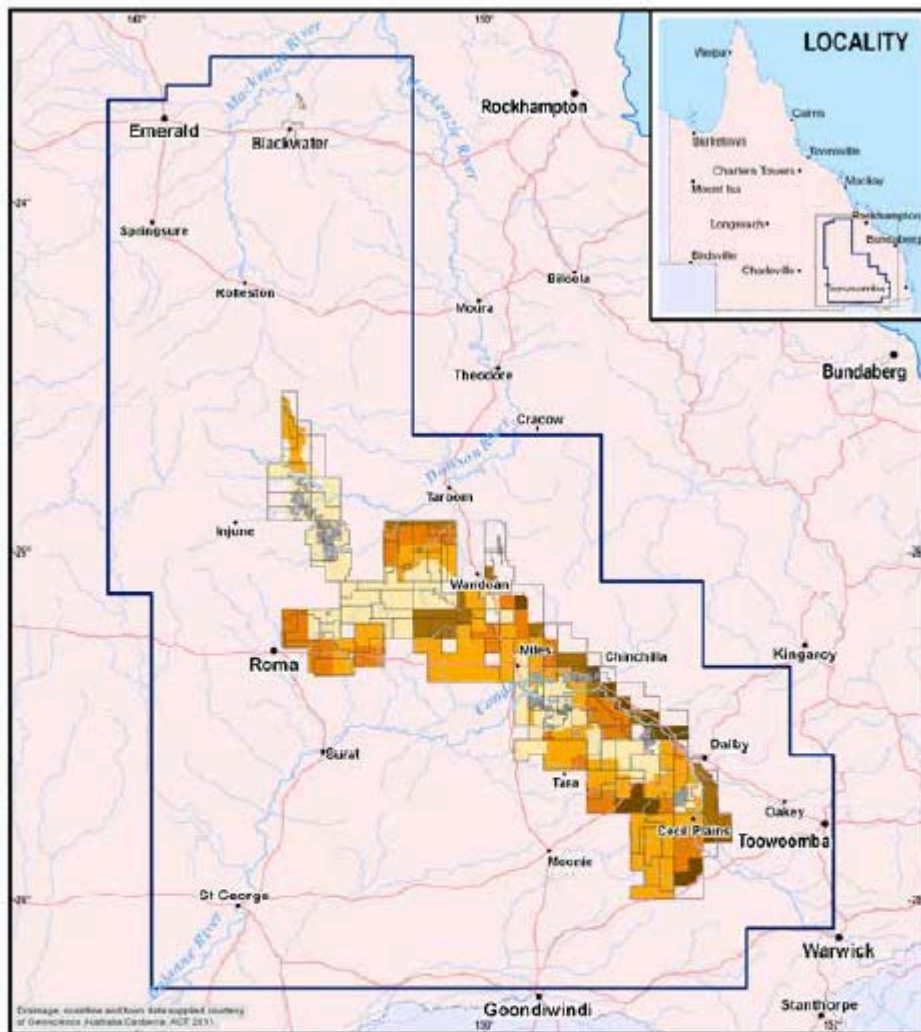
Source: Australian Automobile Association (2015) <http://www.aaa.asn.au/aaa-agenda/affordability/latest-fuel-prices/>

This information has been compiled for use in consultation with the Wallumbilla community

Alignment of Visions- Wallumbilla

Indicator topic	Community Visions / plans (e.g., chamber of commerce)	Regional Council plans	State government plans <i>Draft Maranoa and Districts Regional Plan Surat basin population projections</i>	Academic studies (e.g., history of community)	Other sources (e.g., real estate group's study)
Population	Diverse; attract & retain skilled workers	Average annual growth rate 0.9% to 2036	Sustainable population growth; attract & retain skilled workers	-	Population growth & cultural diversity
Housing	Affordable & diverse accommodation options for all, especially young people	-	Diverse, available and affordable housing and land	-	-
Health and Safety	Safe for all with active lifestyles and access to health care, clean water, fresh food, safe transport	-	Safe community and environment; primary healthcare provided; safe transport	-	-
Liveability	Progressive, diverse community; families and youth supported; environment & culture protected; sense of belonging; telecoms improved; clean & tidy	Affordable & high quality lifestyle	Community activity centre with sustainable environment; engaged residents; culture protected; public transport; inclusive and progressive	Infrastructure for industry benefits community	Local governments as lead planners
Income and Equity	All residents valued and respected	Prosperity and wealth creation through business growth	Long term prosperity	-	-
Employment	Industry needs met by local workers	Job creation & low unemployment	Diverse choices; skilled jobs; locals meet industry needs	-	Promote and expand employment in agriculture
Business	Smart, innovative, sustainable, vibrant, growing economy; local brand & beautification	Diverse, sustainable, growing economy, in balance with community; regional brand	Balanced, diverse, strong & sustainable economy; industry impacts managed; benefit from resources sector	Balanced industries; growth in service to resources sector	Coexistence of industries, limited regulation on major developments, inter/ national market access
Skills and education	Increased education; technology literacy; life-long learning	Improve local skills base	Improve education and skills; life-long learning; training for business needs	-	-
What are the main goals for the town/ region?	To be progressive, diverse, and community-minded, with care for all people	Australia's most successful inland regional economy	Welcoming to all with local identity preserved, strong social and environmental values, and sustainable growth where industry benefits flow to communities	-	-

Surat Underground Water Impact Report



Drainage, elevation and town data supplied courtesy of Geoscience Australia (Australia, AGPS 2013).

Disclaimer: It is necessary to take to ensure the accuracy of this product, the Queensland Water Commission makes no representations or warranties of any kind, express or implied about its accuracy, reliability, completeness or suitability for any purpose and disclaims all responsibility (including without limitation, liability to negligence for any loss or damage including indirect or consequential loss or damage) which you might incur arising out of or in connection with the use of this product.

	Planned Commencement of CSG Production Surat Underground Water Impact Report		Figure A-1
	0 10 20 30 40 Kilometres	Legend Production Commencement: <ul style="list-style-type: none"> Prior 2012 2012 - 2015 2015 - 2020 2020 - 2025 2025 - 2030 2030 - 2035 Production tenures Surat CMA	
QWC-CSGWA01_A 5/07/2012 Original File size: 48	Produced by the Coal Seam Gas Water Unit Queensland Water Commission © The State of Queensland 2012		

Figure A-1 Planned Commencement of CSG Production

Apx-8

Source: State of Queensland (Queensland Water Commission) 2012. *Surat Underground Water Impact Report* (https://www.dnrm.qld.gov.au/data/assets/pdf_file/0016/31327/underground-water-impact-report.pdf)